



**City of Santa Barbara**  
Airport Department

**DATE:** April 20, 2011  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – QuiqLite, Inc.,

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with QuiqLite, Inc., a California Corporation, for 800 square feet of Building 224, at 6100-D Francis Botello Road, at the Santa Barbara Airport, effective May 1, 2011, for a monthly rental of \$1,121, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

QuiqLite, Inc. was a tenant in good standing at the Airport from September 1, 2004 to June 6, 2005, leasing offices and storage for the sale and distribution of a "hands-free" safety light. The business has been very successful since its incubation at the Airport and many of its functions were relocated to other areas. In March 2008, QuiqLite returned to the Airport and has been leasing office space in Building 224, Suite D, which is used for office, storage and shipping. Two employees work at this location.

The proposed monthly rental is based on a rate of \$1.40 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. The current Office rate ranges from \$1.35 to \$1.85. The Office category may reflect a combination of uses including office and storage space that is unique to a particular tenant. The new rental represents a 1.5% increase over the previous year.

QuiqLite will also pay monthly utilities charges of \$65.50 for water and \$35.25 for sewer service. Gas and electricity are separately metered.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map